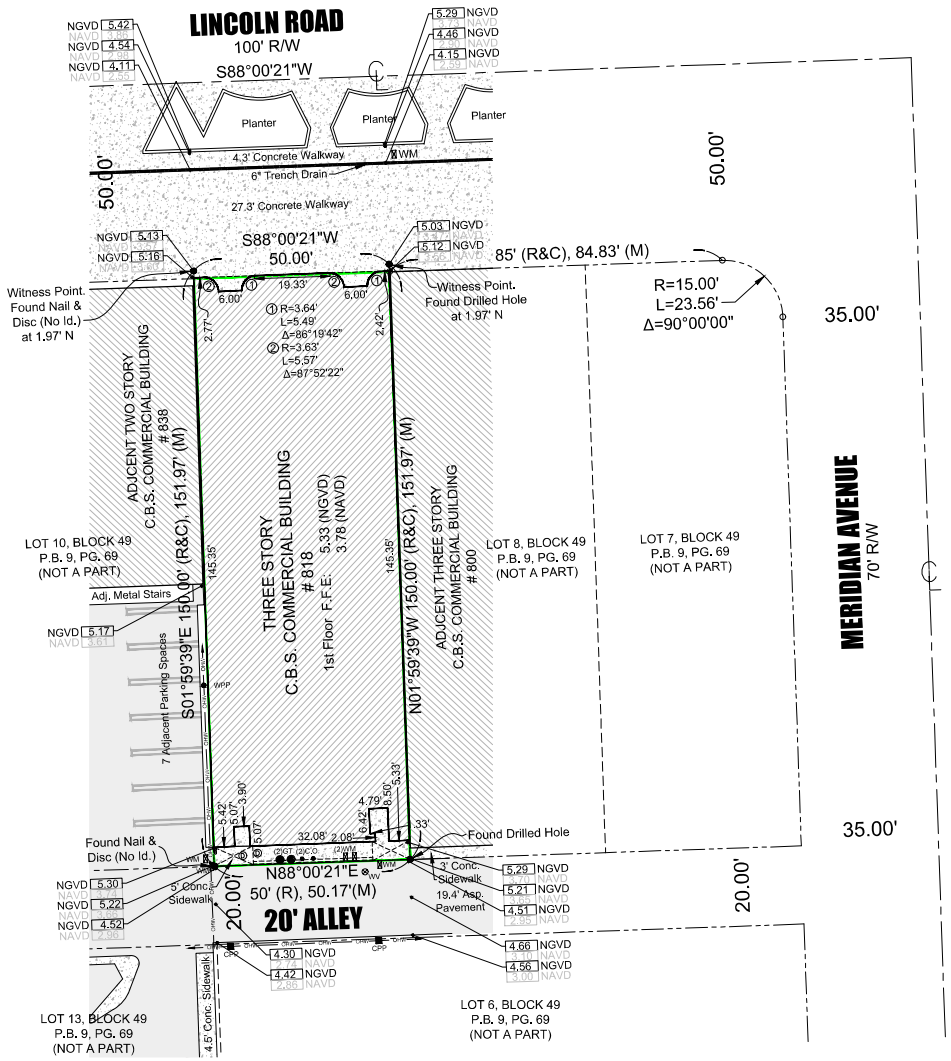

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN

NORTH

FULL SCALE: 1" = 15'-0" (24"X36")
HALF SCALE: 1" = 30'-0" (13"X19")

FULL SCALE H 0 15 30 60 FEET
HALF SCALE H 0 30 60 120 FEET

SURVEY INFO:

PREPARE FOR: GOLDEN ERA HOSPITALITY, LLC.
FOLIO: 02-3234-002-0330
818 LINCOLN ROAD, MIAMI BEACH, FL. 33139
OWNER: 818 LINCOLN INVESTMENTS, LLC.

LEGAL DESCRIPTION: AS PER O.R.B. 29143-1970

LOT 9, BLOCK 49, OF "LINCOLN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

OWNERSHIP OF FENCES WAS NOT DETERMINED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF LINCOLN ROAD, WHICH IS S88°00'21"W.

FLOOD ZONE(S): AE
COMMUNITY: CITY OF MIAMI BEACH
DATE OF FIRM: SEPTEMBER 11th, 2009
ELEVATION: 8(NGVD29)
NUMBER: 120651
SUFFIX :L
PANEL: 12086C0317

VERTICAL PRIMARY CONTROL INFORMATION:
ELEVATIONS ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND NORTH AMERICAN VERTICAL DATUM 1988.
PROVIDED BY MIAMI-DADE PUBLIC WORKS SECTION

BENCHMARK: A-371
ELEVATION: 5.38(NGVD29) - 1.555 = 3.83(NAVD88)
LATITUDE: N 25°47'31.5056"
LONGITUDE: W 80°07'55.3014"
NORTHING: 531,065.00' (US FEET)
EASTING: 941,759.00 (US FEET)
COORDINATE SYSTEM: US STATE PLANE 1983 (2022)
HORIZONTAL DATUM: NAD 1983 (2022)
STATE PLANE ZONE: FLORIDA EAST 901.
LOCATION: 17 ST --- 36' WEST OF C/L
WASHINGTON AVE --- 69' SOUTH OF C/L
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN.

AREA OF PROPERTY: 7,500 S.F. and/or
0.17 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS RESIDENTIAL: WITH A LINEAR CLOSURE OF: 1 FOOT IN 10,000 FEET.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE BOUNDARY SURVEY AREA.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE BOUNDARY SURVEY OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTITLITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE BOUNDARY SURVEY AREA WERE NOT LOCATED OR DETERMINED IF ARE ENCROACHED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

FIELD SURVEY DATE: APRIL 19th, 2022

LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
A/C		AIR CONDITIONING UNIT	GM		GAS METER	+/-		PLUS OR MINUS	SEC.		SECTION
BLDG.		BUILDING	GV		GAS VALVE	P.C.		POINT OF CURVATURE	SQ. FT.		SQUARE FOOTAGE
B.M.		BENCH MARK	GUY		GUY ANCHOR	P.C.P.		PERMANENT CONTROL POINT	STY.		STORY
BS. MH		BELLSOUTH MANHOLE	(H)		HEIGHT	PKE		PARKER KALON NAIL	S.V.		SEWER VALVE
(C)		CALCULATED	ID.		IDENTIFICATION	P.K.N.		PROPERTY LINE	S.R.		STATE ROAD
C.B.S.		CONCRETE BLOCK STUCCO	FIP		FOUND IRON PIPE	℄		POINT OF BEGINNING	T.O.W		TOP OF WEIR
CB		CATCH BASIN	FPL MH		FLORIDA POWER & LIGHT MANHOLE	P.O.B.		POINT OF COMMENCEMENT	T.P.		TELEPHONE
CLP		CONCRETE LIGHT POLE	L.A. R/W		LIMITED ACCESS RIGHT-OF-WAY	P.O.C.		POINT OF TANGENCY	T-P-P.		TELEPHONE AND POWER POLE
CMH		COMMUNICATION MANHOLE	L.B.		FLORIDA AUTHORIZATION NUMBER	P.T.		POINT OF REVERSE CURVATURE	T.S.		TRAFFIC SIGNAL
CPP.		CONCRETE POWER POLE	LP		LIGHT POLE	P.R.C.		PERMANENT REFERENCE MONUMENT	U.E.		UTILITY EASEMENT
CONC.		CONCRETE	MH		MANHOLE	P.R.M.		RECORD			WATER MAIN LINE
CLF		CHAIN LINK FENCE	(M)		MEASURED	(R)		RIGHT-OF-WAY	WELL		WELL
℄		CENTERLINE	N		MONUMENT LINE	R/W		SPREAD / CANOPY	WF		WOOD FENCE
(D)		DIAMETER	N. & D		NAIL & DISC	(S)		SANITARY	WPP		WOOD POWER POLE
EB		ELECTRIC BOX	OHL		OVERHEAD WIRE LINE	SAN.		SEWER MANHOLE	WM		WATER METER
ELEV.	10.47	EXISTING ELEVATION	O.R.B.		OFFICIAL RECORD BOOK	S.S.		SEWER MAIN LINE	WV		WATER VALVE
FH		FIRE HYDRANT	P.B.		PLAT BOOK				W/		WITH/

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ROBERTO R BRIZUELA
Digitally signed by ROBERTO R BRIZUELA
Date: 2022.05.0
12:49:36 -04'00'

ROBERTO R. BRIZUELA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER No. LS-4064
STATE OF FLORIDA.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERTO R. BRIZUELA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: NOT VALID IF THE SEAL IS INCOMPLETE OR WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. UNLESS THIS IS A VERIFIED AND AUTHORIZED ELECTRONIC DOCUMENT, ALTERATIONS OR DELETIONS TO THIS TYPE OF SURVEY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS "BOUNDARY & TOPOGRAPHIC SURVEY" AND THE SURVEY MAP RESULTING THEREFROM WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY & TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17-4 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FOLIO: 02-3234-002-0330
COMMERCIAL BUILDING
818 LINCOLN ROAD, MIAMI BEACH, FL. 33139

Revisions

Drawing:
BOUNDARY & TOPOGRAPHIC SURVEY

Job No: 220412
Date: 04-19-2022
Sheet No: 1

PATH FILE: G:\Dropbox (Setofplans.com)\Server_FIELD\2022\22-04\220412 - BS 818 Lincoln Road, 33139\220412.dwg - May 09, 2022 - 12:31 pm